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CONDITIONS FOR PERMIT 2707

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Prior to issuance of permit, the applicant shall execute and record a document in a form and content approved by the Executive Director of the Commission irrevocably offering to dedicate to an agency approved by the Executive Director, an easement for public pedestrian access to the shoreline. Such easement shall be ten feet wide, located on the subject parcel and adjacent property (Assessors Parcel #4460-032-013) as shown on the attached Basically the easement shall begin at Pacific Coast Highway, extend adjacent to and on the east side of an existing driveway within proposed parcel #2 to the adjacent parcel (Assessors Parcel #4460-032-013), extend through that adjacent parcel, entering again proposed parcel #2, then descending down the most western drainage course, terminating at the mean high tide line. Such easement shall be recorded free of prior liens except for tax liens and free of prior encumbrances which the Executive Director determines may affect the interest being conveyed or that the applicant post a bond in an amount sufficient to pay off all prior encumbrances.

The offer shall run with the land in favor of the People of the State of CAlifornia, binding successors and assigns of the applicant or landowner. The offer of dedication shall be irrevocable for a period of 21 years, such period running from the date of recording.

The applicant may construct a vehicular gate across the driveway entrance. However, a pedestrian gate must also be provided by the applicant concurrently. Said pedestrian access gate would be opened for daylight hours only. The pedestrian gate locks shall be controlled by the Los Angeles County Department of

Beaches or other agency approved by the Executive Director.

This document shall be recorded with the parcel of the subject permit and the adjacent parcel (Assessors Parcel #4460-032-013).